

<http://publicservice.vermont.gov/Lamoille/fspropertyvalues.htm>

FACT SHEET Property Values

Studies have been conducted since the 1950s on the effects of power lines on property values. Until recently most studies have focused on visual effects and associated affect on value. More recent research has included Electric and Magnetic Fields (EMFs) and their role in property values.

Research on effects of overhead transmission lines on property values has expanded over the past 20 years to include appraisal studies, attitudinal studies, and statistical analysis. The conclusions of these studies have varied widely, with some reporting no effects, others finding small effects, and still others reporting substantial effects.

The available literature summarizes two types of potential adverse economic effects on property values when loss actually occurs: (1) a possible decrease in value of the property; and (2) an increase in the time required to sell property thus causing an economic loss associated with increased marketing time.

In general, the following findings emerge from literature:

- Transmission lines have a greater potential to reduce the value of urban or residential properties over other types of properties. Many open space properties are not affected at all.
- The overall property value impact for single-family residential properties is generally cited as less than 10 percent, but in some cases has been 15 percent or more.
- Other factors (e.g., neighborhood, square footage, size, view, and shape of lot) are much more likely to be major determinants of the sales price of the property.
- Effects are most likely to occur for properties crossed by or immediately adjacent to the line.
- Effects are generally greater for smaller parcels than for larger parcels.
- Effects are greatest immediately after construction but decrease over time.
- Although there is no clear consensus about impacts of EMF on humans, there is enough concern over the issue that attitudes toward this effect may impact property values.

The majority of studies on property values and transmission lines have been in urban or suburban areas. It is anticipated that the construction of a 115 kV transmission line near or crossing private property would result in a small decrease in single-family residential property values. The more important factors are the location and shape of the property and the neighborhood. The largest impact is during and after construction, but this effect is mitigated by time.

Source

Draft Environmental Impact for the Ojo Caliente Proposed Transmission Line

Other Sources

Hamilton, S. and Schwann, G. (1995) Do High Voltage Electric Transmission Lines Affect Property Values? *Land Economics*, 71(4)

Charles J. Delaney and Douglas Timmons, High Voltage Power Lines: Do They Affect Residential Property Value? *Journal of Real Estate Research*. Volume: 7 Issue Number: 3 Year: 1992

Suggested Links

Power Lines and Property Values: The Good, the Bad, and the Ugly, David R. Bolton, MAI,